

**Townsend Council Public Hearing &
Workshop Minutes
January 23, 2019**

6:00 pm – Public Hearing re: Lifehouse Church

- I.** Call to Order: 6:00 pm
- II.** Opening Ceremonies:
 - a.** Roll Call: CW Lorraine Gorman (acting Mayor), CM Steve High, CM Ed Dugan, CM Rob Leight, TC Cathy Beaver
 - b.** Pledge of Allegiance: Pledge was said.
 - c.** Recognition of Visitors: 7
- III.** Review/Discussion of Pre-liminary Site Plans for Lifehouse Church, parcel 25-010.00-001, 101 Karins Blvd
 - a.** Jim Curran - engineer for Lifehouse Church
 - i.** Mr. Curran stated they were at the meeting in December. He said this property is located on Karins Blvd off Rt 71. It is a 10 acre site, water and sewer are available, it is code compliant and no wetlands are on this site. We hope to build a 53,650 square foot church here. This site was originally recorded about 10 years ago for a commercial site, so we will be reducing the impact with traffic building a church.
 - ii.** CM High asked Mr. Curran if he is going to give a brief or just answer questions.
 - iii.** Mr. Curran said it is their second time here, not sure what more I can say.
 - iv.** CM High said at the last meeting there were lots of issues and questions and they weren't answered to this current Council, only to Council that was present at the December meeting; do you have a cost to benefit, anything other than "Hey, we're building a church". Do you have anything that we can get into the details of your plan.
 - v.** Mr. Curran said it is a buy rite plan, no variances needed, zoned commercial and a church is a permitted use for commercial zoning. There will be 545 parking spaces and only 537 are required by code. The church will be built in 2 phases; the church, sanctuary and school part will be constructed first. Later on, a rear entrance and gymnasium will be built. There is a stormwater management infiltration facility going in the back of the church. There are no entrances onto Rt. 71, two (2) entrances from Karins Blvd. The issue most talked about at the last meeting was a traffic signal. I indicated that State Rep Kevin Hensley and DelDot were looking into it. I followed up with Mr. Yost from DelDot for a progress report. When DelDot gets involved they usually already have a lot of data on the intersection; complaints, accidents, etc. This wasn't on their radar so they will have to collect data to get up to speed and hopefully do a new traffic study to see if a traffic light is warranted.
 - vi.** CM High asked if we know how long this will take – this year, next year?
 - vii.** Mr. Curran said they didn't say how long it would take but the good news is they are looking into it now. They may need new traffic counts. They take everything into consideration to make their decision.
 - viii.** CM Dugan said he looked at the 2009 data and the hill was a concern for them then. Traffic now being routed around because of 301 but the light is definitely warranted. He added that in old Council minutes from 2009 the developer agreed to pay for the traffic light when DelDot installed it, if they felt it was justified.
 - ix.** Mr. Curran stated the light would have been necessary if the shopping strip was built; it doesn't apply now. It is now going to be a church with the least amount of traffic impact possible on a commercial site. Our traffic is on off-peak times and will be on Sunday morning and evening with youth meetings on Tuesday night and a small daycare center. He assured Council the church is in favor of a traffic light but they can't make DelDot install one.
 - x.** Mr. Faulkner from Lifehouse Church added the church is willing to pay for a chunk of the traffic light if DelDot agrees to install it. DelDot has a formula for the price and we are willing to do our part.

- xi. CM Dugan said traffic has been impacted by all the growth, look at the light coming into Townsend. He added that he wanted to ensure the light would still be paid for also.
- xii. Mr. McDonald asked if the church and Town could work together to make DelDot install a light and he doesn't feel the church should have to pay fully for the light. The old minutes don't pertain to the church.
- xiii. Mr. Faulkner informed Council they are selling the lot on the south side of Karins Blvd. They have hired a realtor. Once it sells, it should definitely warrant a light in DelDot minds. The assisted living facility is still interested in the property.
- xiv. CM High said that would be an unknown or variable. He asked for the current number of church goers. The reason you are building a church is because you want to expand so what is the projected growth of the church; in 5 years the number could double, today's number of members really mean nothing and down the road we could have major potential problems. Have you taken this into account?
- xv. Pastor Lashey said yes, everything has been considered. And yes, they do want to grow and hope too, which would make today's numbers mean nothing. They hold multiple services now and currently average around 850 church members. He stressed the church meets in off-peak traffic times so the church would be the best scenario to be built on this commercial land.
- xvi. CM High said many residents have been pulling his ear and their concern is that it isn't just a Sunday church service, isn't there something on Tuesday night? What are the numbers for the day care? The traffic is bad now with the just the development and the residents don't want more traffic.
- xvii. Mr. Faulkner said the youth group meets on Tuesday nights and there is an average of 75 youths that attend.
- xviii. Mr. Curran said he will quote all the traffic numbers which are based on the footprint of the church. The church is being built because they need a home, they currently use a school to hold services and the school is going to be torn down. The peak vehicle trips for Sunday service is currently at 191. Up to 106 youths are dropped off on Tuesday evenings and the day care will have approximately 100 drop offs in the morning and pick ups in the evening. Based on the DelDot formula, we will be adding approximately 89 vehicles to the traffic pattern.
- xix. CM High said the resident's concerns are that traffic is bad now and only going to get worse.
- xx. Pastor Lashey said everyone agrees we want and need the traffic light. The shopping center (Shoppes of Townsend) that was approved in 2009 was going to have a daycare, a restaurant, a bank and many more business. This plan was approved before any of the residents purchased their homes; there are many different scenarios of who could have built on this property. We bought this property because it was zoned commercial, which made it more expensive. I would encourage residents to think about what they would rather have, a gas station, a restaurant or a church; I would like to think the residents, when thinking of nothing but traffic volume, will agree a church will have a significantly lower impact on them than any other business I can think of.
- xxi. CM High stated a gas station would have less traffic impact because they would have an entrance and egress from the main road (Rt. 71), not go into the development. You talked about modifying that entrance, don't even know what the word is called. With a gas station – they won't go into the development, they will stay on the main road so I disagree with your logic.
- xxii. Pastor Lashey stated they aren't going into the development.
- xxiii. CM Dugan stated Karins is one way on each side and the church is going to increase the lane size which will help alleviate traffic issues.
- xxiv. Mayor Sutton said the median will also have cutouts, and CM Dugan said traffic won't have to go down Karins Blvd unless they live in the development.
- xxv. CM High said you aren't increasing the width of Karins Blvd, you are using the existing road and put 2 lanes in.
- xxvi. Mr. Curran said Karins Blvd was built to handle the additional traffic of an 89000 square foot commercial development and is sized properly to handle the church traffic.
- xxvii. CM High he doesn't disagree but people who purchased homes in TVII after 2009 aren't aware. I came on Council in 2010 and didn't have the luxury of hearing all that stuff. I knew something was going to happen and it flitted around. The church bought the property and I knew this day would eventually come. My concern is what the residents in that development are saying. The rest of Town isn't saying anything because it won't impact them. TVII residents are up in arms;

they say the traffic is bad now and will get worse. In the mornings you are adding an additional 100 cars and during peak evening traffic. Can increase accidents and wait time and no one wants their time taken away because they don't get paid to sit in traffic, these are resident concerns, I'm not saying anything about it. When residents text and seek me out, I need to speak.

- xxviii. Mayor Sutton stated this is his development, he lives there and the main concern was the increased traffic and no existing traffic light. Myself and several others are very excited that Lifehouse has purchased the property and wants to build there. Again, the residents I've spoken to, the main concern is the light and Lifehouse has stated they have the same concerns as Council for the safety of the community and their congregation. It is their community as well. DelDot has their own criteria which determines if a traffic light will be installed and they are the major player. There are 2 breaks in the median that will help alleviate a lot of the traffic from entering the development. It is a shared entrance but the development doesn't start until the circle. The two front lots have always been commercial and never part of the development.
- xxix. CM High said the ingress and egress points aren't on 71 and at peak time now traffic is bad. There is a blind spot on the hill and residents are concerned.
- xxx. CW Gorman said we are doing the best we can. Lifehouse Church is trying to get a light and we are supporting them. The bottom line is those 2 properties have always been commercial since day 1, and not part of the development. People should do due diligence and know they have commercial lots in front of their development prior to buying the property. The reality is, having a church is the best option for traffic and the community; having a church is a win/win situation; Lifehouse is trying to do everything they can to do everything we ask and ensure everyone's safety. I don't see how it could be any better than this.
- xxxi. Mr. McDonald added that Lifehouse has previously stated they would be willing to hire flaggers and/or police to help direct traffic when church services let out if there is a problem. They are going overboard ensuring the safety of everyone.
- xxxii. CM High asked where the bulk of the church members live; better yet, what's the number of people in Townsend that attend the church.
- xxxiii. Pastor Lashey said half the development of TVI attend our church, also have residents from TVII, come from all over Townsend. A lot of us live here and have friendly relationships with neighbors that come to the church.
- xxxiv. CM High asked if there are 500 church members now.
- xxxv. Mr. Curran said there are currently around 850 members and we have 2 services on Sunday.
- xxxvi. Mr. Faulkner said the platform for the streetlight is already installed at the church site. He added since the last meeting, he stood outside when services let out in Middletown and there was very little traffic on the road.
- xxxvii. CM High said there are many other roads in Middletown that enable people to get around and avoid a congested area with the neighborhoods they have. I do it all the time to avoid the street light in Middletown, but right here, there is no where else to go. If I pull up at service time, I'm stuck, can't escape, can't go another way. Just have to wait for the light. The light will be great to give people equal time but anytime you put a light in, someone is going to have to wait; it isn't free flowing and presents a whole host of other concerns. It's like putting water in a cup, once it fills up it overflows. Yes, this is a win/win but I'll be the first to tell you; we have been neighbors for 10 years, but what I'm addressing here is other people's concerns that got me in this seat. I have to do my due diligence and make sure I can go back to them after everything is built and say it's good; or I have to go back to them and say damn, I'm so sorry it didn't work out.
- xxxviii. CW Gorman noted that there are additional exits on South and Ginn Street from the development into Town, you aren't tied into one place. If people want to get out of the development when church lets out, they have other alternatives.
- xxxix. CM High suggested that to them and they said from Rt. 71 they would have to go all the way around to here to get back into their development. Hate to say it, but some people purchase their homes here, regardless if they knew shops or a gas station or church were going to be built there; those people have been accustomed to dealing with the traffic as it is in the current state. It's potentially an impact to people living there.
- xl. CW Gorman asked where these people are tonight, this is a public hearing and no one is here.
- xli. CM Dugan stated he originally had some concerns himself because he hadn't seen the plans. Lifehouse has answered all my questions and we have all done our due diligence, Lifehouse is

willing to work with us. I believe the parking spaces scare people more than anything. The light will be different, will be much simpler because you can only go left or right, it isn't 4-way. We are all fed up with the light at Main Street. We have already delayed the public hearing for a month, apologized for that but wanted to ensure all was above board. CM Leight even recused himself from all the voting and discussion because of being a member of the church and I appreciate that. You have all done everything on the up and up. I have no problem with this project.

- xlii. Pastor Lashey said he really wanted to express that from day one, our heart is to be a blessing – not a burden. It is a huge burden on my heart that people think the church will cause a hardship for them. We have always wanted to be a blessing and if the community has a problem with us, I hope they will let us know. I believe we have a long way to go with that. I had a meeting last night and that is the mantra we have been preaching – to add value to the community in any way that we can. We are a part of this community; we have had many of the same concerns and have tried to come up with solutions, but beyond traffic, we seek to have value and be a blessing every day of the week, not just Sunday's. We want to live our lives where anything were to happen in this community, it would have a negative impact – that is our heart.
- xlili. Mr. Mueller said he sees from the drawing that there is no special interest. If you are approaching the state about the traffic light I believe there are 2 things that may make it better; 1: the light needs to be sensor, not timed. If no one is coming out of the development, it should be green to go straight on 71. 2: This is a small Town, Monday through Saturday the light should be blinking and on Sunday's it should be sensor. I think this church is great. Lifehouse has done everything they should have to ensure safety for all. I would have balked if the entrance would have been off of Rt. 71 – an accident waiting to happen.
- xliv. CM High asked if there was a sensor on the light at Main Street.
- xlvi. Mr. Mueller said yes, part of the time, but the new light needs sensor all the time. Main Street is a disaster!
- xlvi. CM High said for the record he is asking the following question. If a plain jane or plain light DelDot provides does not have a sensor, a sensor would cost more, would Lifehouse be willing to pay for it.
- xlvi. Pastor Lashey said they will pay whatever their share of the light will be.
- xlvi. CM High said he doesn't mean what DelDot wants – if they offer us an iPhone 4 and we need an iPhone 6, would the church be willing to pay the difference.
- xlix. Pastor Lashey said their resources are limited but they are willing to do whatever we can. We can't commit to take on the entire bill ourselves, but we are willing to our share of whatever is needed. We have a stake in this also.
 - 1. CM High verified the church is willing to pay their part but won't pay for a sensor light if DelDot wants to put in a regular light.
 - li. Mr. Mueller said no matter what type of light DelDot installs, he guarantees there will be sensor boxes installed also, whether they are used or not.
 - lii. There was a long discussion about the type of streetlight and who would decide what would be installed. It was determined that DelDot makes the final decision. The concern is DelDot dragging their feet with the traffic study and a decision.
 - liii. CM High asked who makes decisions for the church.
 - liv. Pastor Lashey stated they have an elder team.
 - lv. Mr. Mueller asked for a timeline to build the church.
 - lvi. Pastor Lashey said they hope to break ground in April and finish building in a year.
 - lvii. CM High verified Mr. Curran spoke with DelDot and added that DelDot won't commit to the traffic study if these plans aren't approved by Council.
 - lviii. Mayor Sutton said that is not correct. DelDot is moving on the study – at their speed.
 - lix. Mr. Curran stated all the improvements have been made on Rt. 71 for a light to be installed except the striping.
 - lx. Mayor Sutton added Karins Blvd was built to handle commercial property.
 - lxi. CM High noted he hasn't seen anything in the December minutes when the church plans were presented to Council.
 - lxii. Mr. Curran said they went through the planning commission in November 2016 and been before Council 2 times to discuss the plans. It just took several years to get started.

- lxiii. Mr. Faulkner stressed that Lifehouse will do anything they have too and are committed to the Town. He is glad they have gone through this process, we are all after the same goal.

IV. Adjournment: 6:58 pm – CW Gorman motioned, CM Dugan seconded with unanimous vote.

7:00 pm - Council Meeting

- I.** Call to Order: 7:00 pm
- II.** Opening Ceremonies
 - a. Roll Call: Mayor Rudy Sutton, CW Lorraine Gorman, CM Steve High, CM Ed Dugan, CM Rob Leight, TE Edwin Van-Otoo, TA Fred Townsend, TC Cathy Beaver
 - b. Pledge of Allegiance: Pledge was said.
 - c. Recognition of Visitors: 8
 - d. Announcements: none
- III.** Additions/Deletions to Published Agenda:
 - a. Mayor Sutton deleted 5 a (need more information) and 5b (already approved).
 - b. CW Gorman motioned, CM High seconded with unanimous vote to accept the agenda with the above deletions.
- IV.** Council Minutes
 - a. Approval of 12/5/18 Council minutes
 - CW Gorman motioned, CM Dugan seconded to approve the minutes.
 - CM High objected to the minutes, he said the verbiage is wrong, don't care from some of the words, may be a typo, will talk to Cathy, believe a statement made was supposition, not taken from the tape.
 - Minutes were not approved, will be on the next agenda.
- V.** Mayors Report
 - a. Discussion/possible vote for waiver of sign ordinance – removed from agenda
 - b. Discussion/possible vote for roof repairs contract – removed from agenda
- VI.** Reports
 - a. Town Attorney Fred Townsend III:
 - Sent a proposed letter to Mayor Sutton for approval that I wrote to Mr. Sapperstein in reference to his TVII accounts and the transfer of land to Townsend.
 - b. Town Engineer Ed Van-Otoo:
 - There was a minor issue with the escrow check for Hidden Woods; resolved the issue and got the plans this morning and will move forward with the review.
 - Have a draft proposal for the stormwater management cost; wanted to talk to Council about it first. It includes mapping and surveying and telegraphing all the sewer piping in Townsend. Will forward the draft to Council this evening.
- VII.** Committee Reports
 - a. Finance: Chair – Mayor Rudy Sutton
 - Mayor Sutton said we have been without our Finance Clerk for a while due to surgery and our Administrative Assistant is out from surgery. We have had some internal moving parts. He thanked Council for jumping in and filling voids where needed. The Finance Clerk prepared us very well prior to surgery to keep us going.
 - Discussion/possible vote to approve Resolution 2019 - 1, Fee Schedule Revision
 - I.** CW Gorman said these changes were discussed at the last meeting. Predominately they have to do with escrow fees and filing fees. The fee schedule is Ordinance No. 16-05 and we will be approving Resolution 2019-01 tonight to adjust the fee schedule. It basically says we have to revise the fee schedule and it will be posted online. It says we are adjusting the fee schedule section 4-8 a, b, c, d, k and l so we are including a new sketch plan review and grading fee application fee.
 - II.** CW Gorman motioned, CM Dugan seconded with unanimous vote to approve Resolution 2019-01.
 - III.** Mr. Mueller asked if there had been any notice from Delmarva on the electric rates for 2019?
 - IV.** Mayor Sutton said he hasn't heard anything.
 - V.** CM Dugan stated he will discuss this under public works.

- VI.** Mayor Sutton said we are looking into several options and TE Van-Otoo is also looking into options to reduce the costs in the new development.
- VII.** CM High asked the status of the audit.
- VIII.** Mayor Sutton said it is still in the works; no new requests. Dawn answered and filled all their requests prior to her surgery and worked really hard on the audit. The last requests were made and filled 3-4 weeks ago. No news is good news. This is our first full blown audit for Townsend; when Council reviews it we can decide how often we want to have a full blown audit going forward, depending on the price of it. Based on our revenue, we may not need a full blown audit annually.

b. Public Works: Chair – CM Ed Dugan

- Talked to Delmarva; looking into buying some excess power; would make it cheaper for the streetlights; will still have the lease and tariff. Other than getting a grant to buy poles, if Delmarva would sell them, is the only way to get rid of this.
- The old train station is now apartments. Talked to Mr. Hollis at DelDot and am preparing a letter for DelDot that all Council must sign about the danger pulling out from Railroad Avenue onto Main Street.
- Talked to Artesian water about the park water meter; they have it set up as a sprinkler account; will know more tomorrow. They said we have 2 sprinkler accounts and 1 non-sprinkler account.
- CM High stated he thought the meter was shut down. This has been going on since 2012.
- Mayor Sutton said no, it is a process and we had to get approvals from the fire department and are now waiting for approval from Artesian.
- CM High asked CM Dugan if he knows there are 2 wells at the park; the missing component was electricity in the park at the time; was the sole reason for Artesian to put in a pump in case of fire. We paid for a well on each side of the park, if we need water we can run electric to the wells. We need to finish that process now and run electric to the wells.
- Mr. Mueller said he doesn't know who put up signs across from the post office. There are 2 Do Not Enter signs and they are too high and people ignore them. Can we cock the signs so people can see them? The building and trees block one of the signs.
- Mr. Haines stated that road has always been a 2 way road.
- Mr. Mueller stated the signs have been up for about 18 months and they need fixed.

c. Land Use & Development: Chair – CW Lorraine Gorman

- NCC and Wilmapco will be having a meeting Friday, 1/31/19 at the Odessa Fire Hall. Trying to get information on what residents want to see in the future. The meeting is at 7:00 pm and they would like input from everyone in the county. Notices are on the Town website and facebook page; great way to get involved.
- Discussion/possible vote to approve Pre-liminary Site Plans for Lifehouse Church, parcel 25-010.00-001
 - I.** CW Gorman motioned, CM Dugan seconded with unanimous vote to approve the pre-liminary site plans for Lifehouse Church. CM Rob Leight recused himself from the vote and there was no discussion.
- Discussion/possible vote to waive initial 120% performance bond for Phase 3E in Townsend Village
 - I.** Rob Allen from Handler explained that since the housing downturn in 2007, banks don't like to give surety bonds. Many surrounding Towns changed their process due to this; have surety bonds and escrow funds on many phases in Town. This letter is only asking for a waiver for the roads and curbs; the site work. We won't ask for building permits until all the site work is done. A surety bond would be put up prior to all building permits. Not much risk involved; this is an existing development. Have done this in the past with other phases.
 - II.** CM Dugan said he was in a meeting today where they are changing the construction entrance and moving a pile of dirt which will make residents happy.
 - III.** Mr. Allen said this will be the site work entrance; the stockpiles will all be moved and graded.
 - IV.** CW Gorman motioned, CM Dugan seconded to waive the 120% bond for Phase 3E in TVI.

- V. CM High asked if Mr. Allen if he is asking to waive the entire 120% performance bond and what the monetary value would be.
- VI. Mr. Allen said they asking to waive part of the bond for the site work which is the biggest expense and we will put up 120% bond for the new homes to be built. Per TE Van-Otoo the amount would be about 1.2 million dollars.
- VII. Mayor Sutton explained it isn't 120% of the work being waived, it is the bond amount per our codes; they have been requesting this waiver since at least 2014 and they have been great neighbors.
- VIII. CM High said he understands that and in 2010 when Handler asked for this he didn't know how to ask the question; it appears the Town is picking up 20%.
- IX. TE Van-Otoo explained the process per our codes again and TA Townsend said this is just a surety, they are still paying for all the work.
- X. Mr. Allen added it is only the surety bond, they will put up the bond prior to construction costs.
- XI. Mayor Sutton stated this isn't actually real money.
- XII. Mr. Mueller verified the surety would ensure the Town could pay for the work to be done if they went out of business.
- XIII. TA Townsend explained we don't want the developer to be put in the spot where they wat to walk.
- XIV. CM High asked if we waive the bond and they walk; what kind of guarantee do we have?
- XV. TA Townsend stated this is to waive the initial posting requirement for road site work; then they have to post the surety bond – initially there is a 3 month grace period to do the site work.
- XVI. CM High asked when this is to start?
- XVII. Mr. Allen said the dirt work needs to be done right away.
- XVIII. TE Van-Otoo said Handler gave a cost estimate and I reviewed it and made some changes so the bond amount actually went up; the actual cost of the bond has increased with my modifications.
- XIX. Vote – ayes unanimous.

d. Veterans Committee: Chair – CM Steve High

- Nothing significant to report. Am working with the Wilmington Medical Center to potentially have someone come into Town Hall to let people know what the VA Hospital provides.

e. Public Safety: Chair – CM Steve High

- Had an interesting call from Tim O'Connor today. He lives off Edgar Road and had some concerns that we don't have enough state police presence in his area. I told him we doubled the budget for police in Town about 6 months ago and he said there is no coverage in TVI. Told him there are other areas of Town and it is a limited budget.
- Want to reiterate again that if there is something strange going on in the neighborhood, call the police to report it. Call the police first, then call the Town if you feel it is necessary. The police will let us know when I follow up with them.
- Mr. Mueller said about 2 weeks ago, kids on Jaime and Tracy were slashing tires. Someone called the police and they took over an hour to show up. We have many state and NCC police living in TVI, even if they are off duty they are on duty. We couldn't get to our house as the police had Tracy blocked talking to the victims. Don't know if an out of state area code might have had something to do with the response time. Why can't 911 dispatchers call someone off duty that lives nearby if no one on duty is available. This is also on facebook. Something needs to be done.
- CM High said he will ask that question. He said all of Delaware has the 302 area code, every time I call they ask for my name, address and phone number.
- CW Gorman said a resident in TVI and Sheryl Rojas in TVII are very interested in starting a neighborhood watch. Since everyone seems interested in this now, seems like the perfect time to get moving on it. They haven't been able to reach you by phone.
- CM High said they have been playing phone tag but agrees they should move on setting this up. There was a neighborhood watch when I moved into TVI, there is no reason not to have one, it is a deterrent.

- Mr. Mueller said there was another incident on Halloween.
 - Another resident said teenagers were running after kids with a chainsaw.
 - CM High said they were caught.
- f. Community Events: Chair – CM Rob Leight
- Vote to approve Planning Commission survey monkey for website and facebook
 - I. Last year the PC put a survey out for Town residents asking 7-8 questions through the survey monkey. they used a link on the Town website and facebook page. Council gave the green light to do this last year.
 - II. CM Leight motioned, CM High seconded to permit the PC to do a survey monkey survey with the link on the Town website and facebook page again this year. Vote – unanimous.
 - III. TE Van-Otoo asked if they are posting the results of the survey last year, it may encourage more people to participate.
 - IV. CW Gorman, Mayor Sutton and Mr. McDonald all said it is a great tool; very little time to complete. The PC is trying to find out what residents would like to see in Town.
- g. Parks & Recreation: Chair – CW Lorraine Gorman
- Easter Egg Hunt – Sunday, April 7, 2019 – 2:00 pm
 - I. Raindate – Sunday, April 14, 2019 – 2:00 pm
 - a. Movie nights will be the 2nd Friday of June, July and August in the park.

VIII. Citizens Comments & Participation:

- a. Mr. Haines asked why there are so many executive sessions, they have been on every agenda for a year or more now.
- b. Mayor Sutton said it is personnel discussions until the manager seat is filled.
- c. TVI resident, Danielle Lewis Thomas introduced herself and said she lives at 307 Helen Drive. She said her 4 year old son is autistic, non-verbal and is a runner. She has lived there for 2 years and the bus driver comes in, backs up and turns around to pick her son up in front of the house. Mr. High blocked the bus this morning with his car and yelled at the bus driver through his window and then got out of the car and continued the conversation, she added she was standing at the end of the driveway with her son and couldn't hear everything but is sure CM High knows who she is; he told the bus driver he is on Council and told him that buses weren't permitted to come into the development, all bus pickups were only permitted at Edgar Road and Main Street. He was using his authority on Town Council to tell the bus driver, who doesn't answer to Council, he answers to the school district, and again, he makes this stop because my son is autistic, that all of Council felt the same way. I was concerned and upset and I called Cathy at the Town Hall and she assured me that this isn't a general Council position and apologized to me. She also explained that Council has no say on where bus stops are, that is a school decision. I was fine after talking to her, especially knowing it was only one person and not all of Council who feels this way, but I have to advocate for my child. I posted it on MOT residents because I heard his seat is up for re-election in May..
- d. CM High said he isn't up for re-election.
- e. Ms. Thomas told CM High it is her hope that he doesn't re-run and that's why she is here. The community has come together and so many people with autistic children that could be in this situation with someone throwing their weight around; I wanted this to be on public record, I want it in the minutes, and I wanted this heard. Speaking to CM High again she said she wishes he would resign. She added it is only her personal opinion, but you have looked at your phone almost the entire meeting. You used your name as a Councilman to threaten a bus driver.
- f. CM High stated he didn't threaten him.
- g. Ms. Thomas said you made up a rule that doesn't even exist. You don't even live in the development anymore.
- h. CM High stated he still owns the house and he said he wants to address this really quick. First off, my approaching the bus driver was for safety concerns. Appoquinimink School District does not bring their buses into the development.
- i. Ms. Thomas said yes they do.
- j. CM High said she is thinking of MOT.
- k. Ms. Thomas said no she isn't, she is talking about Appo.

- l. Mayor Sutton interjected that Ms. Thomas was allowed to speak about CM High, now we will allow him to speak and then we will close the meeting. We can't have the back and forth.
 - m. CM High said he apologizes if that is Ms. Thomas feeling, he understands, he's got it. From a safety stand point, having a full size bus coming into the development and backing up and disregarding cars that were behind him; I was right behind him and said, "what the heck is this bus doing here?". After he provided me with that information, it still didn't sit well with me because at that time the elementary school kids are walking to the bus. They come from Hugh Circle and walk right there and as I was sitting there all I could see was all these kids coming so my primary concern was safety; not to degrade the transportation for your child but we have to consider the safety aspect of the rest of the residents of Townsend Village. It used to be, probably before you came on board, the bus stop was out on Main Street, they didn't even come into the development. We got that changed for the betterment of the community; we said OK, we don't have centralized bus stops on the Main Road, on Edgar Road. Unless something has changed, MOT was driving through the neighborhood but the bus wasn't backing up in the middle of a T intersection to get to where it was going. My suggestion to him was to drive around Hugh Circle and come back out. From a safety perspective, I have to make sure things are safe and when I see something I'm going to act on it. The discussion was he has a full size bus, I didn't know it was for that class of children, (CM High said he couldn't think of a better word and apologized) however, it's a safety issue. That's where I was speaking from.
 - n. Ms. Thomas said this driver picked her son up in front of their house all last year. He is a special needs student.
 - o. Mayor Sutton told Ms. Thomas he wants to apologize because her son deserves the special treatment that he needs. For the record, Council does not dictate school buses in neighborhoods. Would also like to advocate for CM High who does have a concern about safety and maybe didn't address the issue in the right way. We are all human beings and that happens at times. He has children, as I have children and the way buses handle situations today compared to when my kids were young is quite different. There is a special needs child across the street from me; the bus comes around Karins Circle and then backs down to the house (about 3 houses down). I don't know why they do that but I don't have a problem with it. He added that he hears Ms. Thomas concern and apologized again that the whole situation occurred.
 - p. Ms. Thomas said when she explained to CM High that her child was special needs he said he didn't care what the child is.
 - q. CM High stated that is not a true statement.
 - r. Things got loud with CM High and Ms. Thomas speaking directly to each other. Mayor Sutton tried to calm the situation down told CM High he really doesn't have to say anything else and CM High insisted on speaking again.
 - s. CM High told Ms. Thomas that before she had the full picture, and he knows she talked to Cathy, she basically blackmailed him. You sent it out a message on facebook and just asked me to resign and stated you hope I don't run again. You just threatened me with saying I contacted all these people in the neighborhood.
 - t. Ms. Thomas said she put it on MOT as a public service because she believes CM High should not be re-elected. You should not use being on Council as a power.
 - u. CM High said he has never used being a Councilman as power.
 - v. Mayor Sutton banged the gavel to end the discussion. Mayor Sutton told Ms. Thomas he appreciates her coming and telling her story about what happened today. He said he is sure he speaks for all of Council that they are sorry the situation took place and wish you well in the future. I'm sure this situation won't happen again. Mayor Sutton asked for a motion to adjourn.
- IX.** Motion to Recess for Executive Session: 8:15 pm, CW Gorman motioned, CM Dugan seconded with unanimous vote to adjourn to executive session.
- X.** Motion to Convene Executive Session:
- a. In accordance to 29 Del. C. §10004 (b) (4) the Town Council will be meeting in executive session to discuss personnel matters.
- XI.** Motion to close Executive Session & Re-Convene Council Meeting
- XII.** Adjournment:
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